

City Council
Atlanta, Georgia

08-0-0310

AN ORDINANCE
BY: ZONING COMMITTEE

Z-08-07
Date Filed: 01-16-08

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1175, 1197 and 1195 McDonald Drive, S.E.**, be changed from the I-1-C (Light Industrial-Conditional) District to the MR-4a (Multi-family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 55, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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Bureau of
Planning

EXHIBIT "A"

2-08-007

all that tract or parcel of land lying and being in Land Lots 55 and 56 of the 14th District of Fulton County, Georgia, being Lots 19, 25 and 26, Subdivision of the Donald Roy McDonald Estate property, as per survey for J. F. Williams, recorded April 22, 1952 in Plat Book 46, page 3, Fulton County Records, and being more particularly described as follows:

BEGINNING on the Northwestern side of McDonald Drive, 148 feet Northeasterly from the intersection of the Northwestern side of McDonald Drive with the Northeastern side of Milton Avenue, said point of beginning being marked by a concrete and brass marker at the Northeastern corner of Lot 24 in said subdivision; thence Northeasterly along the Northwestern side of McDonald Drive, One Hundred Fifty Three and Four-tenths (153.4) feet to an iron pin on the line dividing said Land Lots 56 and 55; thence East along said land lot line, Forty Two and Eight-tenths (42.8) feet to an iron pin located at the Southwest corner of property now or formerly owned by Metal Fabricators, Inc.; thence North along the West line of said Metal Fabricators, Inc. property, Two Hundred (200) feet to an iron pin; thence West along the South line of said Metal Fabricators, Inc. property, Two Hundred (200) feet to an iron pin; thence South, Two Hundred (200) feet to an iron pin on said line dividing Land Lots 55 and 56; thence West along said land lot line, Two and Eight-tenths (2.8) feet to an iron pin at the Northeastern corner of Lot 27; thence Southwesterly along the rear lines of Lots 27 and 28, One Hundred Fifteen and Five-tenths (115.5) feet to a concrete and brass marker at the Northwestern corner of Lot 24 aforesaid; thence Easterly along the Northern line of Lot 24, One Hundred Twenty Seven (127) feet to the concrete and brass marker on the Northwestern side of McDonald Drive at the point of beginning; being improved property known as No. 1175 McDonald Drive, Atlanta, Georgia.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING PARCEL OF LAND:

ALL that tract or parcel of land lying and being in the City of Atlanta in Land Lot 55 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the point of intersection of the south line of Land Lot 55 with the westerly right-of-way of McDonald Drive (Plat Book 46, page 3,) Fulton County Records; running thence north $35^{\circ}50'$ east a distance of 17.76 feet, along the westerly right-of-way of McDonald Drive to the intersection of the proposed northerly right-of-way of Englewood Avenue; running thence due east a distance of 32.40 feet along the proposed northerly right-of-way of Englewood Avenue to a point; running thence due south a distance of 14.40 feet to a point on the south line of Land Lot 55; running thence due west a distance of 42.08 feet to the point of beginning.

Said tract containing 541.04 square feet.